

088.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

788,600 / 788,600

USE VALUE:

788,600 / 788,600

ASSESSED:

788,600 / 788,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		HAZEL TERR, ARLINGTON

## OWNERSHIP

Owner 1:	REGAN KEVIN & DENISE	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 1 HAZEL TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

## PREVIOUS OWNER

Owner 1:	REGAN KEVIN -
Owner 2:	-
Street 1:	1 HAZEL TERR
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains 9,480 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Wood Shingle Exterior and 2050 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9480		Sq. Ft.	Site		0	70.	0.74	5									493,081						493,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										55932
										GIS Ref
										GIS Ref
										Insp Date
										10/05/18

## PREVIOUS ASSESSMENT

Parcel ID 088.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,500	0	9,480.	493,100	788,600	788,600	Year End Roll	12/18/2019
2019	101	FV	220,100	0	9,480.	500,100	720,200	720,200	Year End Roll	1/3/2019
2018	101	FV	218,500	0	9,480.	373,300	591,800	591,800	Year End Roll	12/20/2017
2017	101	FV	218,500	0	9,480.	338,100	556,600	556,600	Year End Roll	1/3/2017
2016	101	FV	218,500	0	9,480.	324,000	542,500	542,500	Year End	1/4/2016
2015	101	FV	209,700	0	9,480.	274,700	484,400	484,400	Year End Roll	12/11/2014
2014	101	FV	209,700	0	9,480.	260,600	470,300	470,300	Year End Roll	12/16/2013
2013	101	FV	209,700	0	9,480.	247,900	457,600	457,600		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REGAN KEVIN	48895-518		1/25/2007	Family	99	No	No		
NORBERG MARY RE	32185-94		12/28/2000	Family		No	No		
	12545-265		1/1/1982			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2016	985	Redo Kit	12,000		7/15/2016			Remodel kitchen an

## ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
3/29/2009	Meas/Inspect	189	PATRIOT
1/27/2000	Meas/Inspect	197	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	05 - Garrison			Full Bath:	2	Rating:	Average													
Sty Ht:	2 - 2 Story			A Bath:	Rating:															
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:														
Foundation:	6 - Slab			A 3QBth:	Rating:															
Frame:	1 - Wood			1/2 Bath:	Rating:															
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:															
Sec Wall:	2 - Clapboard	20%		OthrFix:	Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Average														
Color:	GRAY			A Kits:	Rating:															
View / Desir:				Ftpl:	1	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																
Year Blt:	1951	Eff Yr Blt:		Location:																
Alt LUC:				Total Units:																
Jurisdct:				Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26. %		Exterior:				No Unit	RMS	BRS	FL					
Prim Int Wall:	1 - Drywall			Functional:				Interior:				1	7	3	1					
Sec Int Wall:			%	Economic:				Additions:												
Partition:	T - Typical			Special:				Kitchen:												
Prim Floors:	4 - Carpet			Override:				Baths:												
Sec Floors:	6 - Ceramic Tile	25 %		Total:	26.4	%	Plumbing:													
Bsmnt Flr:				Basic \$ / SQ:	135.00			Electric:												
Subfloor:				Size Adj.:	1.16219509			Heating:												
Bsmnt Gar:				Const Adj.:	0.98490000			General:												
Electric:	3 - Typical			Adj \$ / SQ:	154.527			Totals												
Insulation:	2 - Typical			Other Features:	82500			1	7	3										
Int vs Ext:				Grade Factor:	1.00															
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000															
Heat Type:	3 - Forced H/W			NBHD Mod:																
# Heat Sys:	1			LUC Factor:	1.00															
% Heated:	100			Adj Total:	401448															
Solar HW:	NO			Depreciation:	105982															
% Com Wall:			% Sprinkled:	Depreciated Total:			295465													
<b>MOBILE HOME</b>				Make:				Serial #:				Year:				Color:				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 088.0-0003-0006.0												<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y		18X10	A	AV	1980		0.00	T	31.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>				